



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

NOVEMBER 12, 2018

9:30

Calendar No. 18-228:

**7819 Cedar Ave./ Denial of
Second Hand License # LUFU17-
00157**

Ward 6

Blaine A. Griffin

Jamal Cheoufi, owner, appeals under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of the Division of Assessments and Licenses to deny Second Hand License Application #LUFU17-00157 (Filed October 12, 2018)

9:30

Calendar No. 18-230:

1457 West 52 Street

Ward 15

Matt Zone

10 Notices

Vernon Jeffrey, owner, proposes to build a 122 square foot, two story additions to an existing single family residence and a detached garage on 3,482 square foot lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 335.04(a) which states that the maximum gross floor area in a "B" area district shall not exceed ½ the total lot area or in this case 1,740 square feet and 1,862 square feet are proposed.
2. Section 357.04(a) which states that no portion of a building shall be erected within the front yard setback. The two story room addition is within the front yard setback. (Filed October 12, 2018)

9:30

Calendar No. 18-231:

6706 Quimby Ave.

Ward 7

Basheer S. Jones

11 Notices

Harry Boomer, owner, to place a 10' x 20' storage container for equipment and materials on a vacant lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(e)(1) which states that portable storage container may not be located on property in residence district for more than thirty days.
2. Section 347.13 which states that Outdoor Works of Art requires City Planning approval. (Filed October 15, 2018)

9:30

Calendar No. 18-232:

1926 W. 52 Street

Ward 15

Matt Zone

12 Notices

Elmhurst Homes LLC., prospective purchaser, proposes to erect a 2 story, 1,850 square foot single family house with an attached two-car garage on a 2,000 square foot City of Cleveland Land Bank Lot. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the maximum gross floor area in a "B" area district shall not exceed $\frac{1}{2}$ the lot area, or in this case 1,000 square feet and 1,850 square feet are proposed.
2. Section 357.04(a) which states that the required front yard shall be 15% of the depth of the lot.
3. Section 357.08 which states that the depth of required rear yard shall be not less than the height of the main building or in this case 33'- 11" and a 1'-6" rear yard is proposed.
4. Section 357.09(b)(2)(C) which states that in a Two-Family District no interior side yard shall be less than (8) feet in width for a corner lot, nor less than three (3) feet in width for an interior lot, nor shall the aggregate width of side yards on the same premises be less than ten (10) feet. However, the width of any such interior side yard shall in no case be less than one-fourth ($\frac{1}{4}$) the height of the main building on the premises. Building height is approximately 33'-11" thus no interior side yard shall be less than 8'-6" and a 3'-0" side yard is proposed.
5. Section 357.09(b)(2)(A) which states that no building shall be erected less than ten feet from a main building on an adjoining lot. The proposed Distance to main building on adjoining lot is 9'-0".
6. Section 357.13(b)(4) which states that an open porch within 10'-0" of the street line is not permitted.
7. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed October 16, 2018)

9:30

Calendar No. 18-235:

1481 E. 120 Street

Ward 9

Kevin Conwell

9 Notices

SoLo Development proposes to erect a 17' x 48' two story frame single family residence with a 21' x 20' detached garage on a City of Cleveland Land Bank Lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.23(a) which states that all Accessory Buildings shall be on rear half of the lot; rear yard starts at 89 feet back from street and the appellant is proposing 86'.
2. Section 357.09(b)(2)(B) which states that the building height is approximately 26'-2" thus no interior side yard shall be less than $\frac{1}{4}$ the height or 6.55', proposing 3-6' and 0'.
3. Section 327.02 All consolidations and easements shall be recorded and approved by Engineering and Construction room 518.

4. Section 341.02(b) City Planning approval is required prior to the issuance of a building permit. (Filed October 17, 2018)

9:30

Calendar No. 18-237:

2121 W. 6 Street

Ward 3

Kerry McCormack

15 Notices

Cleveland Lofts LLC., owner, proposes to erect a 4 story single family residence with an attached garage on a 4,515 square foot lot in a B1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the maximum gross floor area in a 'B' area district shall not exceed ½ the lot area, or in this case 2,257 square feet and the appellant is proposing 3,606 square feet. The minimum lot area for a single family dwelling in a "B" area district is 4,800 square feet and the proposed lot area is approximately 4,515 square feet.
2. Section 353.01(b) which states that the maximum permitted building height is 35'-0" and the proposed building height is 39'-6".
3. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed October 18, 2018)

9:30

Calendar No. 18-241:

10102 Lorain Ave.

Ward 11

Dona Brady

20 Notices

John Halmos, owner, and Jacob Jackson, Tenant, propose to establish use as a restaurant in a multi-tenant building located in a C1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04(f) which states that a total of 19 parking spaces are required and 8 are proposed.
2. 349.07 (c) which states that the driveway used to provide accessibility to accessory off-street parking spaces shall be so located and arranged to minimize traffic congestion; proposed driveway is designed for cars to back out to the street.
3. Section 347.07(c)(3) which states that the maximum width of driveway shall be 30'; proposed is in excess of 30'. (Filed October 22, 2018)

POSTPONED FROM SEPTEMBER 24, 2018

9:30

Calendar No. 18-153:

4610 Clinton Ave.

Ward 3

Kerry McCormack

14 Notices

Cleveland Bricks, owner, proposes to build a new three story single family residential home on a newly proposed 4,450 square foot lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 342.01(b) which states that the maximum height permitted is 35 feet and the appellant is proposing 37 feet.

2. Section 355.04 which states that the minimum lot area required is 4,800 square feet for a single family residence and a 4,450 square foot lot is proposed. This section also states that the maximum gross floor area allowed is 2,225 square feet and the proposed gross floor area is 2,840 square feet.
3. Section 357.09(b)(2)(A) which states that the required aggregate width of side yards is 18.75 feet and the proposed aggregate side yards are 11 feet. This section also states that no building shall be erected less than ten feet from a main building on an adjoining lot; an existing residence is approximately 7 ½ from the proposed new building.
4. Section 357.13(b)(4) which states that an open porch projecting not more than six (6) feet is a permitted front yard encroachment; proposed porch dimensions are 8' x 19'. (Filed June 29 2018-No Testimony) *THIRD POSTPONEMENT MADE TO ALLOW FOR TIME TO WORK WITH THE COMMUNITY ON REVISIONS. SECOND POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT TO ALLOW FOR TIME FOR BLOCK CLUB REVIEW. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE LANDMARKS COMMISSION TO ALLOW FOR TIME FOR REVIEW.*

9:30

Calendar No. 18-154:

4608 Clinton Ave.

Ward 3

Kerry McCormack

14 Notices

Cleveland Bricks, owner, proposes to renovate a single family residence on a newly proposed 2200 square foot lot in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04 which states that one parking space on premises is required for one family residence; there is no access from the right-of-way to proposed parking spaces and access easement is proposed.
2. Section 355.04 which states that the minimum lot area required is 4800 square feet for a one family residence and a 2200 square foot lot is proposed.
3. Section 355.04 which states that the maximum gross floor area allowed is 1200 square feet and the proposed gross floor area is 1460 square feet. (Filed June 29, 2018-No Testimony) *THIRD POSTPONEMENT MADE TO ALLOW FOR TIME TO WORK WITH THE COMMUNITY ON REVISIONS. SECOND POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT TO ALLOW FOR TIME FOR BLOCK CLUB REVIEW. FIRST POSTPONEMENT MADE AT THE REQUEST OF THE LANDMARKS COMMISSION TO ALLOW FOR TIME FOR REVIEW.*